For Tenants/Renters



Proactive Rental Housing Inspection Program (PRHIP)

Have an issue?

If there is an item in your home that may be in need of repair, contact the rental owner or property manager and the City of Long Beach Code Enforcement immediately. You should document your request in writing and keep а сору.



Repairs

Allow a reasonable time for repair. In most cases, the owner or property manager will begin working on your request shortly after it is made. Current law indicates that 30 days is a reasonable period of time to address most repairs.



Inspection

City contacts the tenant or complaining party requesting an inspection date. Code Enforcement staff meets with tenant at the property and conducts an inspection to verify that all health and safety standards are met. Staff will also educate tenants on proper maintenance and sanitation practices.



Compliance

If violations are observed, the City issues a notice of observed violations to the property owner and sets a date for the owner to achieve compliance. If the violations continue without corrective action, the City will issue an administrative citation to the owner. Continued non-compliance will result in accelerated administrative citation fines, case referral to the City Prosecutor's Office, and reporting to the State of California Franchise Tax Board.



Follow-Up

Code Enforcement staff will continue to monitor the property to ensure full compliance.

Dwell Well. Live Well.



Proactive inspection program required for residential rental buildings consisting of four or more units.



Key measurements that prove a successful program is in place: High percentage of compliance, customer satisfaction, and a steady decrease in neighborhood blight.



All complaints are confidential. Owners and residents of rental properties have specific rights and responsibilities under current state and local laws. The City strives to ensure that all complaints remain anonymous.

Proactive Rental Housing Inspection Program (PRHIP) Ordinance

To safeguard the stock of decent, safe, and sanitary rental housing, the City of Long Beach established a Proactive Rental Housing Inspection Program. The Program was created to maintain livability standards, protect against blight, and secure Citywide compliance through efficient and effective enforcement of the Long Beach Municipal Code.

The City has been enforcing this Program for many years, pursuant to the California Health and Safety Code. The PRHIP Ordinance allows the Program to now be codified into the Long Beach Municipal Code. Further, the Ordinance addresses property owner notification and the distribution of the Tenant/Landlord Rights and Responsibilities handout.



Complaints?

Apart from the proactive inspection process, the City willrespond to qualified tenant habitability complaints at any time: 562.570.6504.



This information is available in alternative format by request at 562.570.3807. Esta información está disponible en un formato alternativo, previa solicitud al 562.570.3807. Available ang impormasyong ito sa alternatibong format kung hihilingin sa 562.570.3807. ព័ត៌មាននេះអាចរកបានជាទម្រង់ឯកសារផ្សេងតាមសំណើ ដោយការហៅទូរសព្ទទៅលេខ 562.570.3807។





